

**RESTORATION INFORMATION MANAGEMENT SYSTEM
FORMERLY USED DEFENSE SITES (FUDS)
PROJECT FACT SHEET
SEPTEMBER 1995
HNC REVISION: 23 APRIL 1997
TAG REVIEW DATE: 7 MAY 1997**

1. **SITE NAME:** U.S. Naval Training Device Center

SITE NUMBER: C02NY075800

LOCATION:

City: Sands Point
County: Nassau
State: New York

PROJECT NUMBER: C02NY075803

CATEGORY: OE

INPR RAC: 2

ASR RAC: 3

TAG RAC: 5

2. **POC's:**

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ASR TAG REVIEW POC:

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3. **SITE DESCRIPTION:** The former U.S. Naval Training Device Center consisted of 186.42 acres located in Nassau County, New York, with the predominant acreage in Sands Point and a small .65 acre parcel (referred to as the "Annex") located in Mineola. The Training Device Center is located on Middle Neck Road, an extension of New York Route 101, which passes through Port Washington, New York, which is three miles to the south. Route 101 is reached by utilizing exit 36 of Interstate 495 and

traveling north. The Annex building is located on Old Country Road in Mineola, which can also be reached utilizing Route 101, traveling south from exit 36 of Interstate 495. Nassau County and the Helen Keller Foundation, together, own 162.19 acres. The county land is used as a park preserve and a Consumer Affairs Office. The National Institute for the Blind is located on the land owned by the Helen Keller Foundation. The remaining 24.23 acres is owned by the Community Synagogue and various private landowners for use as a synagogue and a residential area, respectively.

The climate of the area is broadly representative of the humid continental type with relatively mild winters and an average yearly rainfall of 46.07 inches. The northern portion of the property contains a high cliff above the shoreline. From this high cliff southward, the terrain is essentially flat, but it is dissected by several valleys draining to the east. There are lawns and several fields. The majority of the property is covered with second growth woods. The trees of this region are mostly deciduous. There are no streams or natural bodies of water located at the site. There are, however, a few manmade (concrete bottomed) lakes and ponds present which rely on rainwater and piped/pumped water for replacement.

4. SITE HISTORY: In 1945, a total of 185.77 acres was leased by the Navy for use as the Special Devices Center; 161.54 acres from the Bureau of Aeronautical Sciences, which was used as the engineering and administration area, and 24.23 acres from the Holmes estate, which was used as Bachelor Officers Quarters and Family Housing Units. Occupation of both areas began in July, 1945. The move of the U.S. Naval Training Device Center from Washington, D.C. was completed by April 1946. On 11 August 1946, the Navy commissioned the activity at Sands Point as the Special Devices Center with a mission of developing new synthetic training equipment for all naval activities, and producing, installing, and servicing equipment requested by cognizant bureaus. On 16 October 1951, the Department of the Navy Purchased the 161.54 acre tract of land. In February of 1955, the Navy Department lost the lease to the 24.23 acre tract of land due to the parcel's sale. The Center was redesignated the U.S. Naval Training Device Center on 30 April 1956. During the 1959-1960 time frame, the Department of the Navy purchased an additional 0.65 acres of land for use as an Annex of the Main Device Center.

In July of 1967, the Training Device Center closed after completing a move to Orlando, Florida. On 20 March 1968, the .65 Annex parcel of land was sold to Nassau County. On 30 June 1969, a Report of Excess Real Property for the Naval Training Device Center lands was issued by the General Services Administration (GSA). The GSA declared the site surplus 10 November 1969. The

GSA conveyed the 161.54 acres as follows: 25.00 acres were deeded to the Industrial Home for the Blind (Helen Keller Foundation) on 18 February 1971, 5.10 acres fee to the Board of Education District No. 4 (Sands Point, Nassau County) on 23 September 1971, 3.68 acres were deeded to the Village of Sands Point Water Department on 22 January 1971, and 127.76 acres were deeded to the County of Nassau Division of Parks for use as Sands Point Preserve on 11 March 1971.

5. PROJECT DESCRIPTION:

Area A

Size, Acres:	1.50
Former Use:	Pier and Beach Area (Unused)
Present Use:	Park Preserve
Probable End Use:	Same as present
Ordnance Presence:	None
Type:	Not Applicable

Area B

Size, Acres:	2.40
Former Use:	Skeet Range
Present Use:	Park Preserve
Probable End Use:	Same as present
Ordnance Presence:	None
Type:	Not Applicable

Area C

Size, Acres:	0.50
Former Use:	Army Demonstration Range Control Station and Ammo Storage Area
Present Use:	Park Preserve
Probable End Use:	Same as present
Ordnance Presence:	None
Type:	Not Applicable

Area D

Size, Acres:	0.60
Former Use:	Pond Firing Range
Present Use:	Park Preserve
Probable End Use:	Same as present
Ordnance Presence:	None
Type:	Not Applicable

Area E

Size, Acres:	1.00
Former Use:	Dumpsite
Present Use:	Park Preserve
Probable End Use:	Same as present
Ordnance Presence:	None
Type:	Not Applicable

Area F

Size, Acres:	0.25
Former Use:	Indoor Firing Range
Present Use:	Storage
Probable End Use:	Same as present
Ordnance Presence:	None
Type:	Not Applicable

Area G

Size, Acres:	24.23
Former Use:	Family Housing and BOQ
Present Use:	Synagogue and Residential Housing
Probable End Use:	Same as present
Ordnance Presence:	None
Type:	Not Applicable

Area H

Size, Acres:	0.65
Former Use:	Mineola Annex
Present Use:	County Department of Consumer Affairs
Probable End Use:	Same as present
Ordnance Presence:	None
Type:	Not Applicable

Area I

Size, Acres:	155.29
Former Use:	All Other Lands
Present Use:	Park Preserve
Probable End Use:	Same as present
Ordnance Presence:	None
Type:	Not Applicable

6. CURRENT STATUS: The draft Archives Search Report for the U.S. Naval Training Device Center was completed by the U.S. Army Corps of Engineers, Rock Island District, in September 1995.

7. STRATEGY:

Area A: NOFA; (RAC 5)
Area B: NOFA; (RAC 5)

Area C: NOFA; (RAC 5)
Area D: NOFA; (RAC 5)
Area E: NOFA; (RAC 5)
Area F: NOFA; (RAC 5)
Area G: NOFA; (RAC 5)
Area H: NOFA; (RAC 5)
Area I: NOFA; (RAC 5)

8. ISSUES AND CONCERNS: The recommended strategy is **NOFA** with a **RAC 5** for the entire site. Although a strategy of ESI with a possible EE/CA and a RAC 3 was developed for Areas C and E in the draft ASR, findings did not support this, and **the ASR author recommended in the RAC Form that the RAC Score be reduced to 5 and NOFA for the entire site.** Small arms ammunition was fired at the Skeet Range (Area B), at the Pond Firing Range (Area D) and the Indoor Firing Range (Area F). Storage of small arms ammunition was at the Ammunition Storage Area (Area C). There is no evidence that any small arms ammunition remains on site. Otherwise, historical site information pertaining to special device project development did not signify that any project included the use of OE.

Area C: The draft ASR counted Area C as confirmed for OE based on an entry dated 22 April 1971 in a logbook found in the unofficial basement archives of the Nassau County Police Department Bomb and Arson Squad Headquarters. It stated that tetryl pellets were discovered on the surface in the Ammunition Storage Building which was referred to as the Explosive Magazine. This report was not substantiated by any other findings in the ASR. The ASR states, "While this area is considered a confirmed OE area, no good logical reason could be uncovered for the finding of tetryl pellets in this area." The site survey team inspected this area and found no further evidence of tetryl pellets on the surface. There is no case for presence of tetryl at the site and no overriding reason to consider an HTRW project based on presence of tetryl at the site.

Area E: Based on the entry concerning tetryl in the logbook, and that historically, small arms ammunition, and possibly prototype Cartridge Actuated Devices (CADS) were on site, the draft ASR stated that there is a potential for these items in Area E, Dumpsite. However, in the RAC Form, the author states that the possibility is remote. An interview indicated that only non-hazardous items were dumped and discovered there, there were negative readings in occasional water samples, and that careful and correct disposal of hazardous materials was achieved. The Site Survey team performed a thorough surface visual inspection of this area which revealed no OE presence.

HNC Safety Comments: Comments are that small arms ammunition (SAA) was the only OE used at the site. There is no reason to believe that the SAA was not removed when the base closed. Other

than the one report on tetryl, no UXO findings have ever been reported. There is nonconcurrence with the strategy of ESI for Areas C and E and it was noted that there was "...no evidence of OE or HTRW in or in the vicinity of this structure". Recommendation was made to forward the ASR for evaluation of HTRW considerations. For OE at this site, NOFA was recommended; an updated RAC Form with a RAC score of 5 was assigned and is attached.

CON/HTRW and HTRW Projects: **CON/HTRW Project Description** is one abandoned underground fuel storage tank at the rear of the formerly used firing range building #36 contents and size unknown (approx. 1,000 gallon), one empty abandoned above-ground fuel storage tank 275 gallon beside the storage building #10 and one abandoned above-ground fuel storage tank inside the basement of the formerly used married officers quarters contents and size unknown. **HTRW Project Description** is for one formerly used firing range building #36 and one dump site area.

Potential HTRW Project: The draft ASR identifies a potential HTRW project not previously identified. A navy exchange gas station, formerly designated building #26, with a 1000-gallon gas storage vessel, was torn down by the Nassau County Parks Department after acquisition of the land. This facility was not mentioned in the INPR, and it cannot be ascertained if the gas tank was removed or properly remediated at the time of building removal.

Discrepancy in Site Acreage: The INPR lists the site acreage as 191.38 acres while the draft ASR lists 186.42 acres. The ASR changes one tract of 133.37 acres in the INPR to 127.76 acres or a decrease of 5.61 acres based on an 11 March 1971 deed document verified by a technician estimate of the property. The Mineola Annex, a 0.65 tract at a separate location, was added to the site in the ASR based on interview information, historical maps, and a sale document although no acquisition documents were found. **Rock Island District needs to contact the Geographical District to advise them of this finding so that the 0.65 acres can be added to INPR acreage.**

Natural Resources: While the state does not recognize any animal species of concern for the site, there are two plant species which may occur within the site area. Listings are provided in the ASR Findings, pages 7 and 8, paragraph 3f and Table 3-2. An on-site inspection by appropriate State and Federal personnel may be necessary to verify the presence, absence or location of listed species, or natural communities.

Historical Resources: Mr. John Auwaerter of the New York Historic Preservation Office (SHPO) has verified, in an elaborate report, that there are significant historic resources attributed to the Guggenheim family on former U.S. Naval Training Device Center grounds. In addition, he has reported that the area is

sensitive for the presence of archeological resources. Any intrusive measures taken within the area will require oversight by his office. Correspondence is at E-4 of draft ASR Findings.

9. SCHEDULE SUMMARY: NOFA

10. FUNDING/BUDGET SUMMARY: NA NOFA